



Bedroom



Bathroom



We are delighted to offer for sale this fantastic example of a modern one bedroom apartment located on the ground floor within the very popular Silverworks Close development.

The property benefits from a large reception room leading to a large balcony, an open plan kitchen/diner with integrated appliances, a huge bedroom with fitted wardrobes, a fully tiled bathroom and real wood flooring throughout. Externally there is an allocated parking space within the private residents car park.

Offered chain free and benefitting from a long remaining lease of 996 years the property is ideal for first time buyers or rental investors alike with a potential rental income of £16800.00 Per Year (£1400.00 PCM).

The property is ideally located close to local amenities including supermarkets, fine restaurants, exciting food markets and is only a short walk from Colindale Underground station which connects to Central London via the Northern line.

Communal Entrance

Entrance via communal security door with video entry intercom system.

Entrance Hall *3.29m x 2.60m (10.79ft x 8.53ft)*

Real wood flooring, does to all rooms, utility cupboard housing washing machine

Reception / Kitchen Diner *6.40m x 6.10m (21.00ft x 20.01ft)*

Reception - Real wood flooring, door to private enclosed balcony Kitchen/Diner - Real wood flooring, range of base and wall units, integrated appliances, single sink and drainer,

Balcony *2.69m x 1.70m (8.83ft x 5.58ft)*

Stone tiled, glass surround, private

Bedroom *5.21m x 4.30m (17.09ft x 14.11ft)*

Carpeted, windows to side, fitted wardrobes

Bathroom *2.40m x 2.10m (7.87ft x 6.89ft)*

Tiled floor and walls, panel tiled bath, low flush wc, single hand basin.

Parking

Allocated parking space within the private residents car park

Leasehold

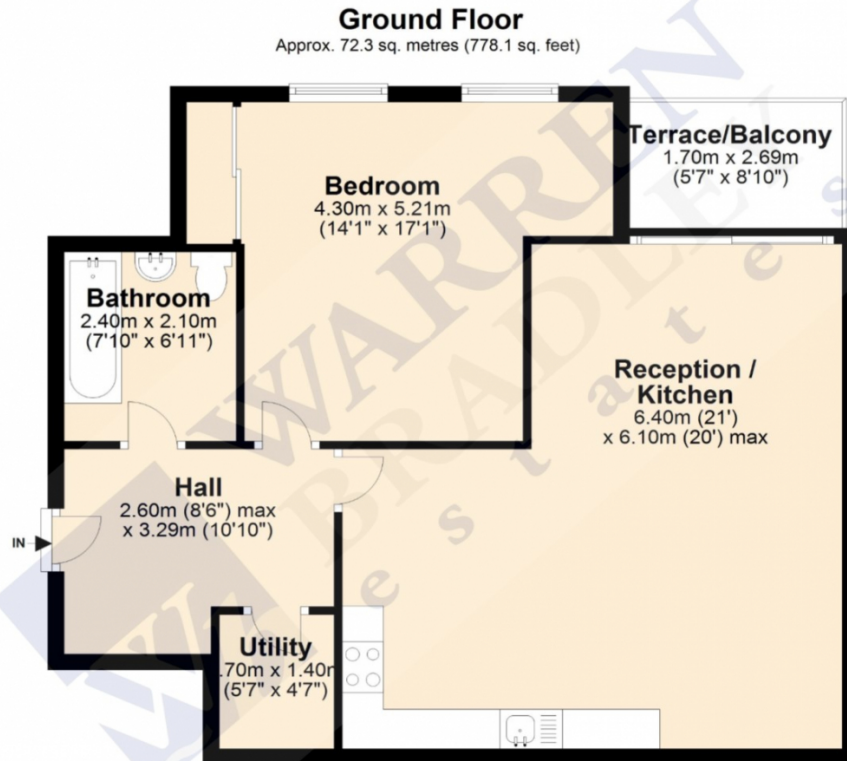
999 years from January 2018 (Remaining term of 990 Years)

Service Charge

£2194.00 Per Annum - Documents Not Seen

Ground Rent

£350.00 Per Annum - Documents Not Seen



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

